

Lafayette County Conservation and Zoning Office



1900 Ervin Johnson Drive
Darlington, WI 53530-9271
Phone: (608) 776-3836

* These minutes are subject to the approval of the Planning and Zoning Committee September 17, 2015*

MINUTES MEETING OF THE PLANNING & ZONING COMMITTEE USDA AG CENTER CONFERENCE ROOM Thursday, July 23, 2015 at 6:00 p.m.

The meeting was called to order at 6:00 p.m. by Chairman Jack Wiegel. Others present: Garthwaite, Heimann, D. Larson, Loeffelholz, and N. Larson. Also present was Brad Schobert, Belmont Town Chair
Excused: Halloran

Larson stated that the agenda was posted in the USDA Service Center, by the County Clerk's Office, the Darlington Municipal Building, on the Lafayette County Webpage; and was sent to the press. It was also sent to Scott Ritschard, Amos K. Stoltzfus, neighbors, and the Argyle and Belmont Town Clerks.

Motion was made by Heimann and second by D. Larson to approve the agenda as printed. Motion carried.

Motion made by Garthwaite and second by D. Larson to approve the minutes of the 4/30/2015 meeting. Motion carried.

Public Hearing for Rezone Amos K. Stoltzfus:

Zoning Office Statement: Mr. Stoltzfus currently lives in Pennsylvania. He purchased 50 acres with a log house last fall, and would like to rezone the property to be able to sell or rent the house. He would then build a farmstead down the road. Schobert stated that it is 1.67 ac with a County G right-of-way.

Applicant's Statement: None

Public Statement: Brad Schobert, Chairman, Town of Belmont – Atty. Steve Christianson and Amos went to the Belmont Township Planning & Zoning meeting in regard to the driveway. The Town Board has not met yet (next meeting is 8/4/2015). The Township would probably approve with deed restrictions regarding further farmstead building. The property is within 2 miles of Belmont.

In Favor: None

In Opposition: None

In Interest: None

Applicant's Rebuttal: None

Committee Discussion: The County P&Z Committee choices are 1) Table, 2) Pass, contingent upon Township approval, 3) Deny. Garthwaite asked if it fits the Township Smart Growth Plan. Schobert said they felt it did not, and that they are concerned about the sale of the log house and then building a farmstead. There would be 4 houses in back of them. They are ok with rental. They do support Wisconsin ag, but with houses so close they feel someone will complain. If they do sell, they would still have 40-41 acres; which is technically

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conforming. Schobert stated that they get a lot of northerly winds, which could cause problems. J. Wiegel stated that they can't legally stop the Wisconsin right-to-farm, but they should be cautious where it is located.

Close Hearing: Continue to next hearing.

Zoning Office Statement: Scott Ritschard Rezone. He owns 13-14 acres on Valley Road, and wants to sell the north 6 acres to his son for a home. The full parcel is zoned A-1 agricultural currently. We did have one call in opposition, but after explaining what they wanted to do, the comment was "That would be a beautiful place for a house".

Applicant's Statement: None

Public Statement: None

In Favor: None

In Opposition: None

In Interest: None

Applicant's Rebuttal: None

Committee Discussion: None

Close Hearing: Motion to close both hearings by Heimann, and second by D. Larson. Motion carried.

Recommendation to County Board: 1) Stoltzfus Rezone – Motion by Garthwaite and second by Heimann to pass the rezone of 1.67 + or – acres from A1-Exclusive Agriculture to R1-Single Family Residential contingent upon approval and passage by the Belmont Township Board. Motion carried.

2) Ritschard Rezone – Motion by Heimann and second Garthwaite to approve the rezone of 13.95 acres + or – of A1-Exclusive Agriculture to R-1 Residential and to move it on for County Board approval. Motion carried.

At this time, Schobert left the meeting.

Public Comment: None

Conservation & Zoning Manager Update: 1) Jericho- another by Jones Branch. We may be meeting again next month.

2) Schobert had talked about a deed restriction. County Zoning does not enforce deed restrictions. If it is approved by the P&Z, it then goes to County Board for approval, the County Clerk would then send it to the Township, and the Township has final veto power.

3) Engelke has a similar rezone possibly coming next month.

If the township does have a restriction by contingency, it would need to come back to the Planning & Zoning Committee.

Pre-Approval Letter for the Republican Journal Bills: Pre-approval to keep payment to the paper current. Vouchers would be brought before P&Z at the next meeting following payment. Motion by D. Larson and second by Heimann to sign Pre-approval letter and forward it on to the Audit for Wednesday's meeting. Motion carried.

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Correspondence: Mary Jean Ritchie, Land Records Coordinator gave her 2 weeks' notice today. She will be taking a GIS job at the Department of Transportation.

Elam Allgyer, near Truman in Kendall Township, had his driveway changed by the Township. Sheriff Gill and Commissioner Jean had discussed siting of the driveway and stated that the new site was hazardous. The Township Board voted to put the driveway back in where it was.

The Planning & Zoning Committee read through their voucher lists. Motion by Heimann and second by D. Larson to approve payment of the vouchers. Motion carried.

The next LCC meeting will be at the call of the Chair. Loeffelholz stated that there are 2 possible rezones coming.

Motion by Heimann and second by Garthwaite to adjourn the meeting at 6:40 p.m. Motion carried.

Recorded By

Nikki Larson

For Terry Loeffelholz
Conservation & Zoning Manager

APPROVAL OF MEETING MINUTES
